

**ORDINANCE NO. 20090402-044**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 311 COLORADO STREET, 301 COLORADO STREET AND 114 WEST 3<sup>RD</sup> STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from central business district (CBD) district to central business district-central urban redevelopment district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2008-0159, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 9, 10, 11, and 12, Block 29, Original City of Austin, as more particularly described in the plat or map filed in the General Land Office of the State of Texas (the "Property"),

locally known as 311 Colorado Street, 301 Colorado Street, and 114 West 3<sup>rd</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The site development regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows:

For a hotel-motel use:

- A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 12.0 to 1.0.
- B. If the F.A.R. exceeds 8.0 to 1.0:
  - 1) Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central Business District (CBD) and Downtown Mixed Use (DMU) Zoning District*) is modified to allow loading and unloading for service deliveries in the existing alley connecting West 3<sup>rd</sup> Street and West 4<sup>th</sup> Street that is adjacent to the Property.

- 2) A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,860 trips per day.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on April 13, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_ April 2 \_\_\_\_\_, 2009      §  
   §  
   §  
   \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
   David Allan Smith     Shirley A. Gentry  
   City Attorney     City Clerk

